Wilsthorpe Road,
Breaston, Derbyshire
DE72 3EB

POA £545,000 Freehold

ROBERT ELLIS ARE VERY PLEASED TO BE INSTRUCTED TO MARKET THIS SELECT DEVELOPMENT OF 3 DETACHED THREE BEDROOM BUNGALOWS SITUATED AT THE HEAD OF A PRIVATE DRIVE OFF WILSTHORPE ROAD, BREASTON.

Being positioned in a secluded location close to the heart of the award winning Breaston village, this small development of just 3 properties will, we are sure, appeal to people who are looking for a bungalow which is well placed for all the amenities and facilities provided by this most desirable village as well as all the shopping facilities found in nearby Long Eaton and to excellent transport links, all of which have made this such a popular and convenient place to live. These 3 properties will be built to the highest standard by a local developer who over the years has built a number of properties in the area and it is anticipated that they will be ready for occupation at the end of 2021. As people will be able to see from the plans provided, two of the bungalows will have double garages and the bungalow in the middle will have a single integral garage with a driveway in front.

The two bungalows with double garages will include an open plan porch leading through a stylish front door to the hall which includes a double fitted cloaks/storage cupboard and to the rear leads to the lounge and dining kitchen with both these living areas having glazed doors leading out to the rear garden. There will also be a utility room with access to the side and the three bedrooms are all of a good size with the main bedroom having an en-suite shower room and a range of fitted wardrobes. The main bathroom in both these bungalows will include a separate shower as well as a bath and there will also be a cloaks/w.c. off the hall. Outside the double garages will be at the front and these will be built in the same brick as the bungalows with a matching pitched tiled roof and there will also be garden areas at the front and a path leading down the side of each bungalow to the rear garden. The gardens to the rear will be level and Southerly facing and will having fencing to the boundaries.

Plot 2 is the middle plot of the three bungalows and this will have an integral garage and the accommodation will include a reception hall, lounge and dining kitchen, with both of these main living areas being positioned at the rear of the bungalow and will have doors opening out to the rear garden. There will also be a utility room and the three bedrooms are all of a good size with the main bedroom having an en-suite shower room and a range of wardrobes. The main bathroom will include a separate shower as well as a bath and there will be a cloaks/w.c. off the hall. There will be a drive in front of the garage and at the rear a Southerly facing level garden.

It is expected that all three properties will be ready for occupation by the end of 2021 with construction having started in August. If people are interested in purchasing one of the bungalows and can commit, there will be the opportunity to make alterations to the internal layout, for example the lounge can be combined with the dining kitchen or the sizes of the bedrooms can be changed. There will also be the opportunity to have input of the fittings of the kitchen, bathroom and en-suite shower room for each property if people can commit at an early stage.

All three properties will be finished to the highest standard and will be highly insulated so running costs will be kept to a minimum. They will all be double glazed throughout and it is proposed will have a ground source heating system providing hot water for the under floor heating system and for general use.

Plots 1 and 3

Reception Hall

Cloaks/w.c.

Lounge
16'4" x 12'1" approx (5m x 3.7m approx)

Dining Kitchen
17'4" x 16'0" approx (5.3m x 4.9m approx)

Utility Room
9'6" x 5'6" approx (2.9m x 1.7m approx)

Bedroom 1
13'1" x 12'1" approx (4m x 3.7m approx)

En-Suite

Bedroom 2
12'5" x 11'5" approx (3.8m x 3.5m approx)

Bedroom 3
12'9" x 7'6" approx (3.9m x 2.31m approx)

Bathroom

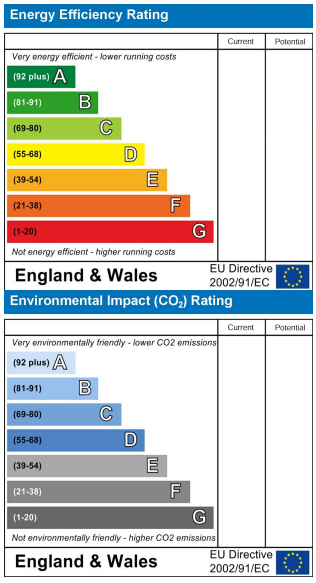
Outside

Double Garage

GROUND FLOOR
1213 sq.ft. (112.7 sq.m.) approx.

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818